

Westfield-Washington
Advisory Plan Commission
First Monthly Meeting
October 4, 2010
1010-PUD-12

Petition Number: 1010-PUD-12

Subject Site Address: 2432 East South Street

Petitioner: City of Westfield

Representative: Matt Skelton

Request: The City of Westfield requests a change in zoning of approximately 0.12 acres from AG-SF1 to the Kalorama Park PUD.

Current Zoning: Agriculture/Single Family 1 (AG-SF1)

Current Land Use: Single Family Residential

Approximate Acreage: 0.12 acres

Zoning History: 1006-PUD-06, Kalorama Park PUD (Ordinance 10-15), *Approved*

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Kalorama Park PUD Ordinance (Ord. 10-15)

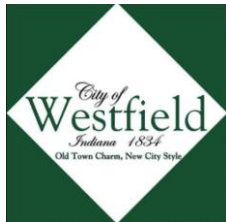
Staff Reviewer: Andrew Murray

Petition History

The October 4, 2010 Advisory Plan Commission (the “APC”) meeting represents the first Public Hearing for this petition. This petition appeared before the Technical Advisory Committee on September 21, 2010.

Procedural

- Requests for a change in zoning are required to be considered at a public hearing, in accordance to Ind. Code 36-7-4-1505
- The Public Hearing for this petition will be held on October 4, 2010 at the Westfield-Washington Advisory Plan Commission.



- Notices of the October 4, 2010 public hearing were provided in accordance with the Advisory Plan Commission Rules of Procedure.

Project Description

The subject property (the “Property”) consists of approximately 0.12 acres and is located along the northern boundary of the Kalorama Park PUD District, which was recently approved by the City Council. The Property is currently zoned as AG-SF1. The City of Westfield is petitioning to have the Property rezoned to the Kalorama Park PUD District. The same standards that apply to the existing Kalorama Park PUD would apply to this new acreage. As part of the Kalorama Park PUD proposal, the developer agreed to dedicate the 30’ wide strip of land on which the Midland Trace Trail has been constructed across the Kalorama Park property to the City if the City incorporates the Property into Kalorama Park.

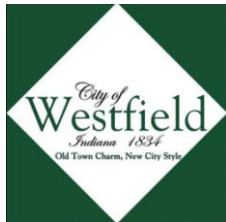
Public Policy

Comprehensive Plan (Feb 2007, as amended)

The Westfield-Washington Township Comprehensive Plan identifies the Property as being located within the “Downtown” land use classification. This classification recommends a diversity of land uses, including residential development.

Thoroughfare Plan (Feb 2007, as amended)

The Property follows in accordance to the Bicycle and Pedestrian System, referred in the Westfield Thoroughfare Plan, in continuing the development of the Midland Trace Trail (Westfield Thoroughfare Plan, p. 2-12). Multi- use paths are recommended in Westfield to link urban and rural areas, as well as increasing the walkability throughout Westfield (p. 4-12). The Midland Trace Trail is essential in establishing the interconnectivity of Westfield’s Grand Junction Area and will serve east-west travel through Washington Township (p. 4-12).



Annexation

A petition for the annexation of Kalorama Park PUD District has been filed, and is in the process of being reviewed by the City.

Well Head Protection-Ord. 05-31

The Property is not within a wellhead protection area.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.

The Westfield-Washington Township Comprehensive Plan identifies the Property as being located within the "Downtown" land use classification. This classification recommends a diversity of land uses, including residential development.

2. Current conditions and the character of current structures and uses.

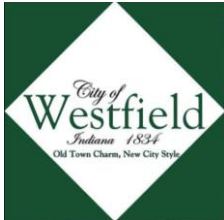
The Property is all wooded.

3. The most desirable use for which the land is adapted.

The Comprehensive Plan established that residential development is appropriate for the area.

4. The conservation of property values throughout the jurisdiction.

It is anticipated that the proposed project will have a positive or neutral impact on surrounding property values.



5. Responsible growth and development.

The Property is contiguous to other developed areas, and the improvement of the Property would be consistent with the principle of contiguous growth. City services such as water, sewer, and emergency services already exist on or near the Property and are adequate to serve the Property.

Staff Comments

1. Conduct the public hearing for the PUD amendment.
2. No action is required at this time.
3. If any APC member has questions prior to the public hearing, then please contact Andrew Murray at 379-9080 or amurray@westfield.in.gov.